144.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,800 / 836,800
					USE VALUE:	836,800 / 836,800
					ASSESSED:	836,800 / 836,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POOR BANCROFT R--ETAL
Owner 2:	POOR MARY E
Owner 3:	
Street 1:	63 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,193 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Wood Shingle Exterior and 1737 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4193.000	399,600	600	436,600	836,800
Total Card	0.096	399,600	600	436,600	836,800
Total Parcel	0.096	399,600	600	436,600	836,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.81 | /Parcel: 481.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94310

GIS Ref

GIS Ref

Insp Date 10/01/18

Parcel ID 144.0-0006-0010.0

!11260!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,600	600	4,193.	436,600	836,800	836,800	Year End Roll	12/18/2019
2019	101	FV	297,500	600	4,193.	409,300	707,400	707,400	Year End Roll	1/3/2019
2018	101	FV	297,500	0	4,193.	338,400	635,900	635,900	Year End Roll	12/20/2017
2017	101	FV	297,500	0	4,193.	311,100	608,600	608,600	Year End Roll	1/3/2017
2016	101	FV	297,500	0	4,193.	283,800	581,300	581,300	Year End	1/4/2016
2015	101	FV	281,100	0	4,193.	278,400	559,500	559,500	Year End Roll	12/11/2014
2014	101	FV	281,100	0	4,193.	258,700	539,800	539,800	Year End Roll	12/16/2013
2013	101	FV	281,100	0	4,193.	246,200	527,300	527,300		12/13/2012

PRINT

Date	Time
12/11/20	01:27:01

LAST REV

Date	Time
10/15/18	10:46:35
apro	
11260	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODRIGUEZ JOSE/	23687-347		9/24/1993		216,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	660	Temp Ten	1,000					
6/6/2005	527	Addition	125,000	C		G7	GR FY07	RAISE ROOF ADD BDR
7/17/1995	406	Manual	2,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	336	PATRIOT
4/27/2006	Permit Visit	BR	B Rossignol
1/5/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
10/1/1991		PM	Peter M
11/17/1988	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4193		Sq. Ft.	Site		0	80.	1.30	9									436,632						436,600	

Total AC/HA: 0.09626 | Total SF/SM: 4193 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 436,632 | Spl Credit | Total: 436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25456011
Const Adj.:	0.98990101
Adj $ / SQ:	161.446
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448000
Depreciation:	48384
Depreciated Total:	399616

COMMENTS

FRONT AND REAR DORMERS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

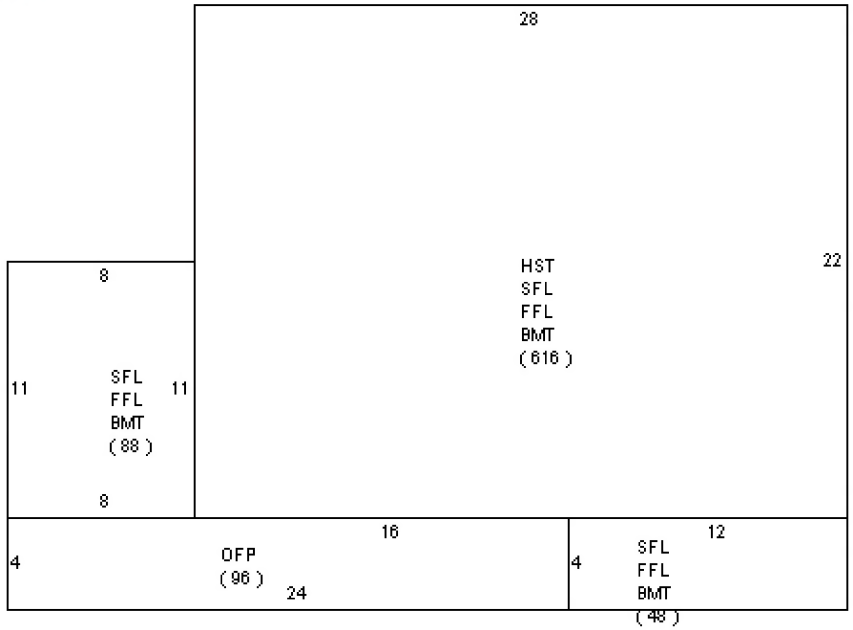
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.59
Special Features:	0	Val/Su Net:	154.58
Final Total:	399600	Val/Su SzAd	230.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	752	48.430	36,422
FFL	First Floor	752	161.450	121,407
SFL	Second Floor	677	161.450	109,266
HST	Half Story	308	161.450	49,725
OFP	Open Porch	96	33.350	3,201

Net Sketched Area:	2,585	Total:	320,021
Size Ad	1736.7999	Gross Are	2968	FinArea	1737
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	2000	4.59	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600